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Arizona Power Plant Transmission Line Siting Committee

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Chair: Laurie A. Woodall- Assistant Attorney General

Aug 26 P 3: 59

Docket No. 1-00000D-03-0122

8-21-03

Arizona Corporation Commission

DOCUMENT CONTROL

Address: Patricia Guard Badenoch


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I am very concerned that with all the past ~~public testimony~~ work studies, four news-letters, etc. that property owner, Warren Guard did not receive preliminary notices, was not directed to look for public notifications, had no reason to peruse the newspaper and therefore was left out of the loop and public process until very recently. His only indication of your proposal was a comment made from a distant neighbor who happened to mention it. Our first appearance was at the Wigwam Resort, Litchfield Park public hearing 8/11/02 and 8/12/03. Subsequent written letter by Warren M. Guard, dated Aug. 12, 2003. [See copy inserted in the Docket file 0122.]

What is my interest?

Background:

For the record, I am Patricia Guard Badenoch, daughter of Warren M. Guard known by all his friends, relatives and acquaintances as Bud Guard.

I will further preface my remarks by saying that the SE corner of Cotton Lane and Olive Avenue is not just another piece of dirt! This is a family legacy of over half a century. My sister and I lived, grew up and went to school in what was once strictly a rural farming community. We learned a lot about values, responsibilities and what it takes to manage property consisting mainly of citrus. And we had our beloved animals, our horses and usually two dogs... We had a cat who live to be 20!

We affectionately call our place, "The Guard Ranch". And we sometimes heard Bud called, "The Bard of Waddell"

Both my parents when they arrived in Waddell brought with them a noted educated cultural background that was unique to the area. And they, with a few other great souls such as Scott and Eleanor Waddell Libby and Jim and Lola Taylor, inherently understood the importance Luke Air Force Base played as cooperative neighbors. The weekends became an entertainer's delight. Commanding officers, their wives, and an entourage of other military officers loved getting together at some of the more sophisticated locales on Cotton Lane. Just a mile up the road Jim Taylor's place became a famous "unofficial" off-base officer's club. Noted for wonderful gatherings. Definitely a time to remember!

Issue:

Blighted views vs Eminent domain.

We have a situation where scenic views and eminent domain issues are in question.

Argument:

You don't circumvent a prime resident that is going to be directly impacted by a horrific change, including condemnation. To bring down a place that has served as an historic family legacy for over fifty years; where the original owner since 1952 is still living and maintaining a lifestyle of vibrancy and vitality is a travesty of justice.

The strongest argument I have heard is the weakest reason. New development (comparatively speaking) and future development will be impacted by someone's scenic view! Ultimate infrastructure needs and improvements were perceived well in advance, long before the first spec house was built. It is apparent, in my view, this is just another grade and blade, hit and run procedure, developers are notorious for.

**It is so transparent.**

- Land is acquired by land speculators and investors.
- The procedure advances by placing enough homes sold to residents to gain and garnish a critical mass.
- Next a campaign is launched to acquire a herd mentality.
- Then collect a group together to form the critical need of necessity.
- Proceed to map out a strategy.
- Determine your eminent domain. And, all is well and honest and above board...and legal! And the county taxpayers can pay for all the initial cost and headaches so that when the deed is done, it will be primed for annexation. And in the wake of all this destruction, called progress, you blindside vulnerable landowners who just want to live out their lives, on land they earned and own, in the manner of which they struggled to retain, for the better part of their lives.

**Plan A**

A missed opportunity:

I find it exceedingly interesting that APS prides itself on research and encouragement in the use and development of solar energy. And where their optimum opportunity lies, they choose to focus on an archaic means of accomplishment.

**Plan B**

In view of the lack of leadership in the use of solar energy:

Put the 230kV and the 69kV in the scrub desert before the sonoran desert starts at the White Tank Mt. foothills on the west side of Perryville up to the Beardsley Canal ending with the proposed substation on Peoria Avenue. This is a virtual straight shot.

This is the shortest distance between two points. And most important, shorter distance means less expense to bury the lines.

And speaking of lines, my line of thinking, for example, goes like this:

**\$7.3 Million per mile to bury underground > 230kV & 95kV**

***minus* \$1.5M per mile above ground = 5.8M x 7 miles = \$40.6 M**

**Draw a circle from Broadway north to the 303 to Peoria west to Perryville or the Beardsley Canal and south to Broadway. Create an improvement redevelopment district whereby all property owners/residents/developers/commercial venues. etc. pay an assessment cost to APS to offset the cost of burying the cables underground on the west side of Perryville.**

**Let's say, for the sake of discussion, 50,000 residents are moving in the approximate area just described.**

**50,000/ \$40,600,000 = \$812.00 or**

**\$200.00 for 4 years plus interest.**

**This type of reasoning is much more advantageous for the greater good.**

**Again. The developers created the situation. Every stakeholder on Perryville, in all honesty, should have been apprised of the eventual necessity to provide electricity at a higher level as obvious growth became inevitable. I find imposing on long established residents for the private gain of a developer's whim appalling, insensitive, and exceedingly underhanded.**

**Thank you.**

A handwritten signature in cursive script, reading "Patricia Guard Badenoch", followed by a horizontal line.

**Patricia Guard Badenoch**